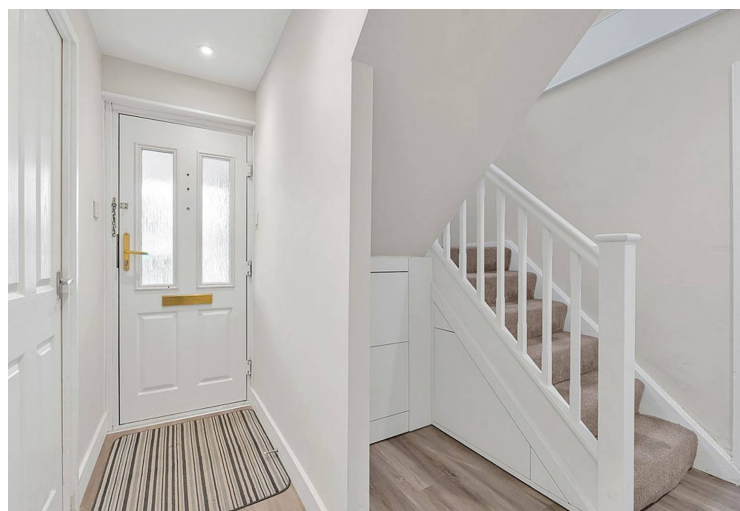




381 Grasmere Avenue, Warrington

£170,000 Freehold

Deceptively spacious 3 bedroom end terraced house in popular Warrington area • Downstairs toilet and upstairs family bathroom • Being sold on a freehold basis with no chain • Large conservatory offering additional reception room • Ample storage throughout as well as external storage cupboard • Low maintenance front and rear gardens • Double glazed throughout and gas central heating



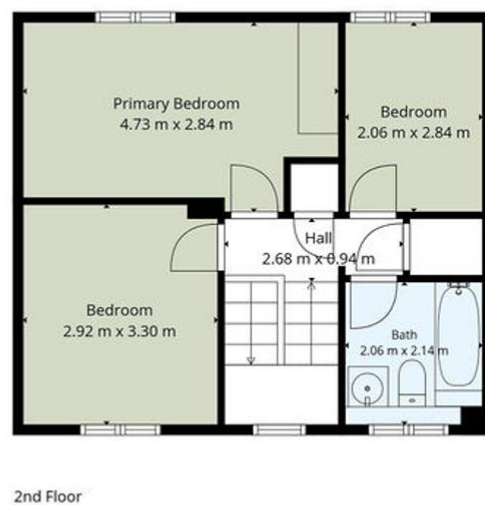
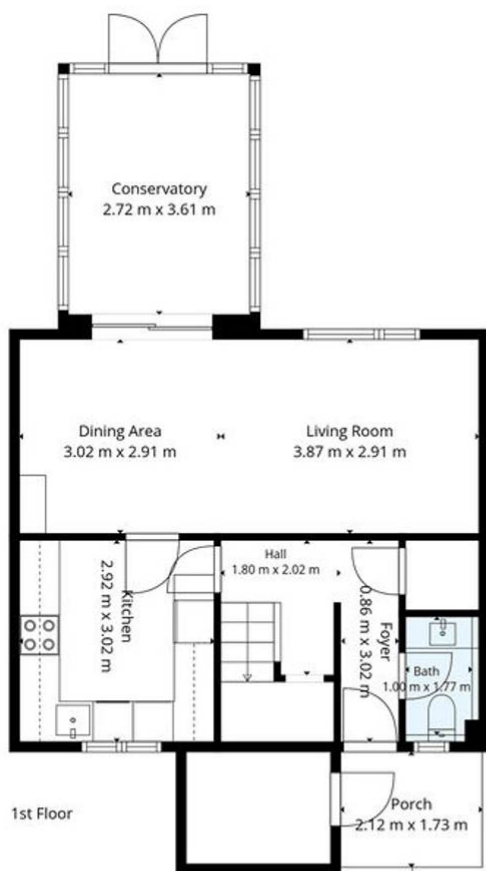


Step inside this deceptively spacious three-bedroom end terraced house, perfectly positioned in the ever-popular Warrington area, and discover a home that combines comfort, practicality, and a welcoming atmosphere. From the moment you enter, you'll be struck by the sense of space and light that flows throughout, making this property ideal for growing families, first-time buyers, or anyone seeking a versatile layout. The ground floor opens into a generous lounge that provides a relaxing retreat after a busy day, while the contemporary kitchen is thoughtfully designed with plenty of worktop space and storage, making meal preparation a breeze. Just off the hallway, a convenient downstairs toilet adds a practical touch for guests and family alike. One of the standout features of this home is the large conservatory, which offers an additional reception room that can serve as a playroom, dining area, or a tranquil spot for unwinding with a book and a coffee. Upstairs, three well-proportioned bedrooms provide ample space for restful nights and creative living arrangements, whether you need a home office, nursery, or guest room. The family bathroom is both stylish and functional, catering to the needs of a busy household. Storage is never an issue here, with generous built-in solutions throughout the property, as well as an external storage cupboard that's perfect for keeping larger items neatly tucked away. The front and rear gardens are designed to be low maintenance, giving you more time to enjoy your home rather than worry about upkeep. The house benefits from double glazing and gas central heating, ensuring a cosy environment all year round. This property is ideally located within easy reach of local supermarkets, making the weekly shop straightforward, and you'll find an array of dining options nearby for those evenings when you want to treat yourself. Excellent transport links are close at hand, connecting you swiftly to Warrington town centre and surrounding areas, and families will appreciate the proximity to reputable schools and nurseries. Essential services such as hospitals and medical centres are easily accessible, while nearby parks and leisure facilities provide plenty of opportunities for outdoor recreation and relaxation. Whether you're commuting, seeking great local amenities, or simply looking for a friendly neighbourhood to call home, this location truly delivers. Offered for sale on a freehold basis with no onward chain, this property presents a fantastic opportunity for a smooth and speedy move. Don't miss the chance to make this charming, spacious house your new home – enquire now to arrange your viewing and see for yourself all that this delightful property has to offer.

PLEASE NOTE: This property is a non-traditional construction (PRC Concrete) and mortgage availability could be limited – interested parties should check with their advisers before submitting an offer







TOTAL: 98 m2

1st floor: 56 m2, 2nd floor: 42 m2

EXCLUDED AREAS: PORCH: 4 m2, WALLS: 10 m2

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